



2551 MCCRACKEN ROAD, UNIT 200, SANFORD, FL 32771

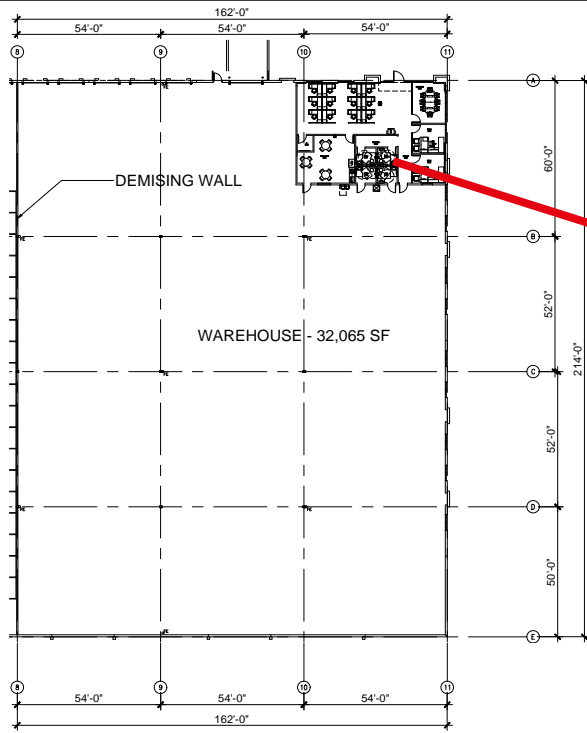
FOR LEASE

LOGISTIC CENTER AT SANFORD

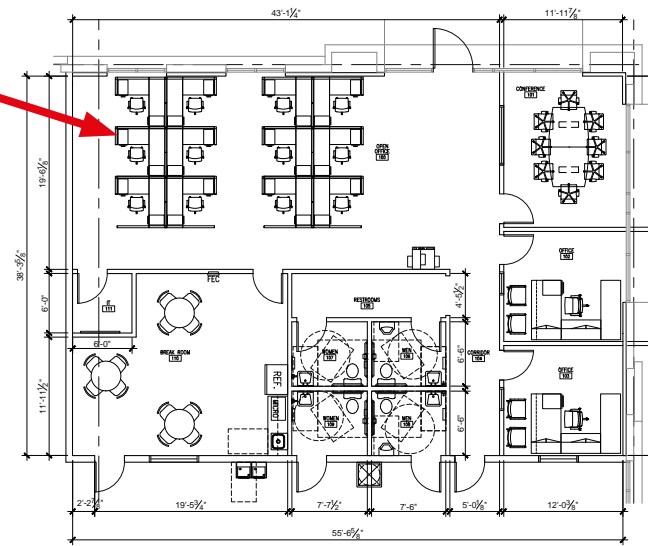
HIGHLIGHTS:

- 35,000 SF Available
- 32' Ceiling Height
- 5 Dock High Doors
- 1 Drive-In Door
- 5 Trailer Parking Spaces
- 2,189 SF Office Space





Overall Rentable 35,000 SF



FLOOR PLAN - 2,189 SF

BUILDING SPECIFICATIONS

AVAILABLE SPACE	35,000 SF
BUILDING SIZE	115,892 SF
CONSTRUCTION TYPE	TILT WALL
BUILDING DIMENSIONS	540' X 214'
LOADING DESIGN	FRONT LOAD
OFFICE SPACE	2,189 SF
CEILING HEIGHT	32'
COLUMN SPACING	54' X 50'
SPEED BAY	65'
EMPLOYEE PARKING	26 SPACES
TRAILER PARKING SPACES	5 SPACES
LOADING DOORS	5 (9' x 10')
DRIVE IN DOOR	1 (12' X 14')
TRUCK COURT DEPTH	150' - 180'
POWER	400 AMPS
WAREHOUSE LIGHTING	LED
SPRINKLER	ESFR
SLAB	6" REINFORCED (4,000 PSI)
UTILITIES	FPL
ZONING	INDUSTRIAL



KEY REGIONAL DEMOGRAPHICS

LABOR FORCE	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	114,334	332,187	1,313,976
CIVILIAN POPULATION AGE 16+ LABOR FORCE	91,491	271,832	1,085,767
TRANSPORTATION / WAREHOUSING	3,264	8,979	32,720
AVERAGE HOUSEHOLD INCOME	\$72,156	\$70,652	\$97,915

Key benefits include:

The property is located in Sanford with immediate access to Interstate 4, the Central Florida Greenway (SR 417), State Road 46, and US Highway 17/92.

The property is surrounded by numerous amenities including the vibrant and growing downtown Sanford and Riverwalk areas, Central Florida Zoo and Botanical Gardens, and Seminole Towne Center. Transportation options include a nearby SunRail station and the Orlando Sanford International Airport.

Strategic Location: Logisticcenter at Sanford is in the ideal hub for distribution and logistics operations, allowing businesses to reach customers efficiently within the region and beyond. to a large customer base and allows for efficient distribution throughout Florida and the Southeastern United States.

AMENITIES MAP



0.6 MILES



1.6 MILES



3.2 MILES



5.5 MILES



22 MILES



23 MILES



29 MILES



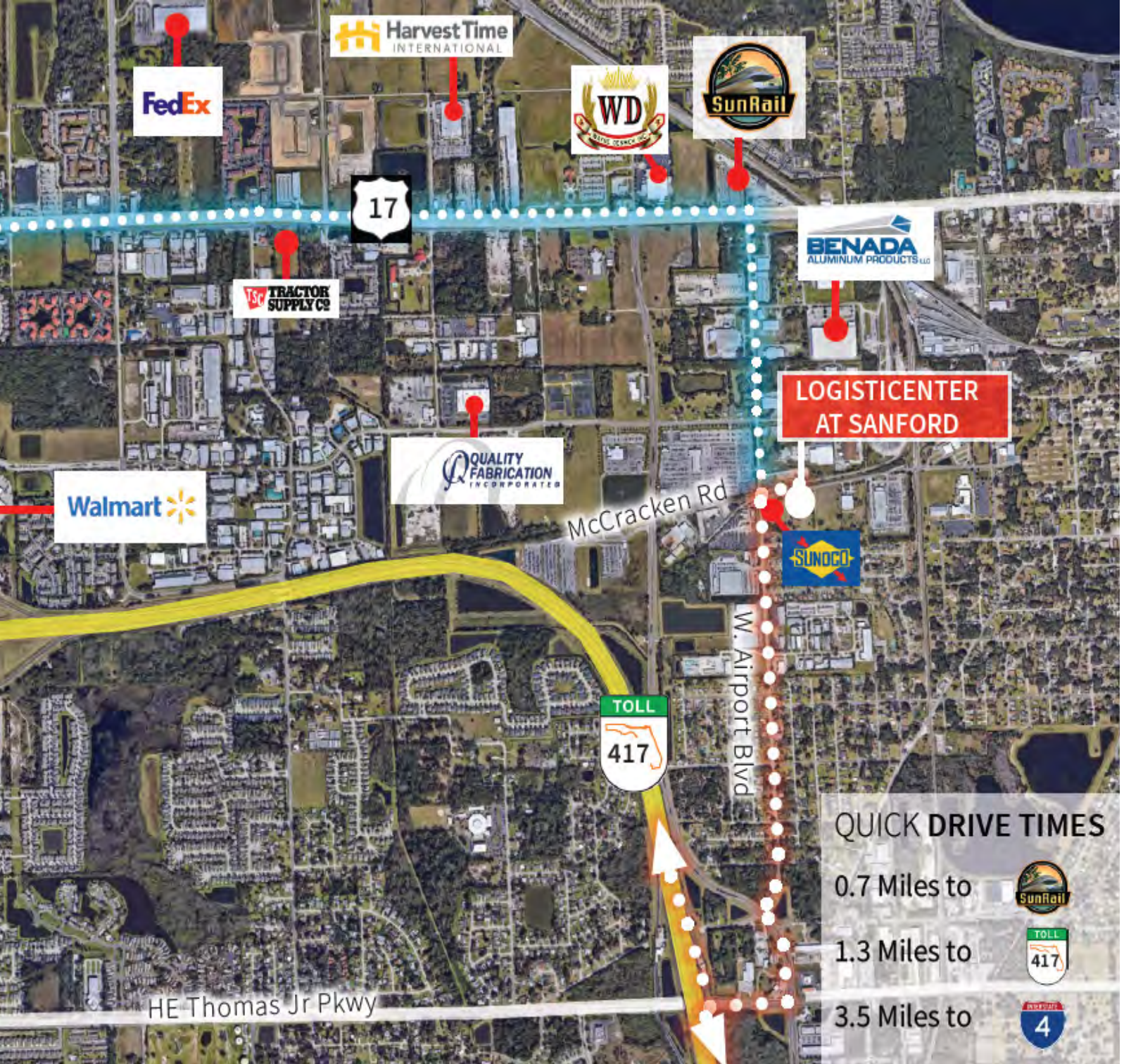
37 MILES



51 MILES



69 MILES



CENTRAL FLORIDA LOGISTICS HUB

Sanford, along with neighboring cities like Orlando, is a vital hub for logistics and distribution in Central Florida. With a growing e-commerce sector and the presence of major logistics players, the area offers a robust supply chain infrastructure and access to transportation networks, making it an attractive location for businesses.



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Major Cities

Orlando	30 Miles
Tampa	107 Miles
Jacksonville	120 Miles
Ft. Myers	182 Miles
Miami	258 Miles
Savannah, GA	259 Miles
Atlanta, GA	499 Miles



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